



Agricultural Preservation Update

Billy Willard
Agricultural Leaders Luncheon
August 16, 2010



Agricultural Preservation Advisory Board

- David Scott, Sr., Chair
 - Billy Willard
 - Vince Berg
- Bruce Connelly
 - Bob Cissel



New Agricultural Land Preservation Regulations

Agricultural Easement Program (AEP)

- No more agricultural districts
- Brings current program up to speed with state program
- Includes new Building Lot Termination (BLT) program
- No more 25 year termination clause, all easements are now perpetual
- Ability to reserve 1 lot right that runs with the land in lieu of child lots
- Complies with State program to limit child lots to maximum of three depending on eligible acreage



New Agricultural Land Preservation Regulations

Building Lot Termination Program (BLT)

- Sets up publicly-funded program
- Open purchase periods
- Properties ranked based on size, soils, number of BLTs sold, land tenure, proximity to other protected or threatened properties, approved on-site
- Key feature – demonstration of approved on-site septic system that will be permanently retired
- Offers extended based on availability of funding



New Agricultural Land Preservation Regulations

Building Lot Termination Program (BLT)

- Public option is “Whole easement program”
- Base value set by County Executive
- Appraisals used to help determine value of BLT
- Value enhanced through added-value formula
- Public BLT easement will be modified TDR/AEP easement
- Private side may be better for smaller parcels
- Private BLT easement will be modified TDR easement



Agricultural Land Preservation Program Funding

- \$5 million in ALARF funding specifically for BLT
- Seed money for public option
- Developers have option to pay into public fund if purchasing “partial” BLTs
- Fund will be used to purchase more publicly-funded BLTs



Agricultural Land Preservation Program Funding

- Expedited Bill 8-10 – the purchase of agricultural easements now included in the definition of “public facilities” in Chapter 20 – Finance
- This enables General Obligation Bonds to be used for the purchase of agricultural land preservation easements
- Important source of funding at a time when revenue collections are down and opportunities for farmland preservation are high
- \$4 million in GO Bonds appropriated for farmland preservation



For More Information

- Contact: John Zawitoski – Agricultural Land Preservation Program Administrator
301-590-2831
- The Agricultural Preservation Advisory Board meets the 2nd Tuesday of each month. 7:30 pm at the Upcounty Regional Services Center